

THIS AGREEMENT OF SALE, made this 16th day of May, 1963, by and between Margaret A. Young, individually, (also known as Margaret M. Young), and Margaret M. Young, Committee for S. Price Young, in #20,223 Equity, in the Circuit Court for Frederick County, Maryland, hereinafter called Sellers, and Yellow Springs Lyon's Cub, Inc., a body corporate of Frederick County, Maryland, hereinafter referred to as Purchaser.

WHEREAS, the Sellers are the owners of a parcel of land described in a deed dated November 15, 1930 from Ervin Young and Mary A. Young, his wife, unto S. Price Young and Margaret A. Young, recorded in Liber 376, Folio 264, one of the Land Records of Frederick County, Maryland, said parcel being more particularly described hereafter, and

WHEREAS, by an Order of the Circuit Court for Frederick County, Maryland, in Equity proceedings #20,223, dated the 18th day of March, 1963, the aforesaid Margaret M. Young was duly appointed Committee for S. Price Young, and

WHEREAS, this Agreement of Sale is contingent upon the same being approved and ratified by the Circuit Court for Frederick County, Maryland, and the ability of the Sellers to deliver a good and merchantable title to the real estate described herein, free and clear of any and all encumbrances.

NOW, THEREFORE, WITNESSETH: That in consideration of the premises and other good and valuable considerations hereinafter set forth, I, Margaret A. Young, individually, (also known as Margaret M. Young, and as Committee for S. Price Young, under #20,223 Equity, do hereby bargain and sell unto Yellow Springs Lyon's Cub, Inc., a body corporate of Frederick County, Maryland, and Yellow Springs Lyon's Cub, Inc. does hereby purchase from the Sellers, all those parcels or tracts of land, containing in the aggregate 23.648 acres of land, more or less, situate, lying and being in Tuscarora District, Frederick County, Maryland, as shown and described on a survey made by Frank W. Rothenhoefer, Civil Engineer, date August